

## I. The Authority

The Harrisonburg Redevelopment and Housing Authority ("the Authority") is a political subdivision of the Commonwealth of Virginia created pursuant to Title 36 of the Code of Virginia. An election was held in accordance with the Act on November 8, 1955, at which a majority of the qualified voters of the City voting in such election approved the need for a Redevelopment and Housing Authority to be activated in the City. The Authority was duly organized on November 29, 1955, and it has been in operation since that date without interruption.

A five-member Board of Commissioners appointed by the City Council governs the Authority. The current members of the Board of Commissioners, their respective positions and the expiration date of their terms are as follows:

	<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
	Cheryl P. Talley	Chairman	11-29-2004
	Elroy Miller	Vice Chairman	11-29-2004
	Kenneth M. Handrich	Commissioner	11-29-
2004	Eldon Kurtz	Commissioner	11-29-2007
	Arthur Albrecht	Commissioner	11-29-
2006			

Pursuant to the Act, the Authority has the power to finance, acquire, construct, sale, own or operate real property for the purposes of providing low to moderate income housing, the elimination of blight or blighting influences and the facilitation of economic development.

To guide the actions of the Board of Commissioners and the direction of the Harrisonburg Redevelopment and Housing Authority's programs, the Commissioners have adopted the following Mission Statement; and Philosophy.

### Mission Statement

To promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

### Philosophy

To treat all individuals with respect and dignity, to base all decisions on rational and provable data and to operate with efficiency in the delivery of all services.



## II. Programs and Funding Sources

### A. Housing Programs

#### 1. **Public Housing**

Public Housing is a Program wherein the Authority owns and leases low-income housing units. These units are leased to low-income families at a monthly rent equal to 30% of the tenants adjusted monthly income.

The Authority receives an annual operating subsidy from HUD to cover the difference between what the Authority collects from the tenants and what it costs the Authority to own and operate these units. The Authority has 100 units of Public Housing. The Authority anticipates \$343,956 in Public Housing revenue and expenditures of \$341,527 for 2003.

a. Funding Sources: HUD and Tenant Rents.

b. Eligibility Requirements: Families or elderly individuals with incomes below 50% of median income.

c. Location: Two Projects; Kelley & Tower Streets; Reservoir & Myers Streets.

#### 2. **Housing Choice Vouchers**

Housing Choice Vouchers are rental assistance programs wherein the Authority pays the difference between 30% of the tenants adjusted monthly income and the fair market rent to a private landlord on behalf of such tenant. The private units under this program must be of the appropriate size and meet HUD's required Housing Quality Standards.

The Authority is authorized funds from HUD that allow the Authority to assist a limited number of families. The Authority presently has funds for **410** vouchers, and will receive \$1,669,165 from HUD for 2003, and proposes to spend \$1,625,682.74.

a. Funding Sources: HUD.

b. Eligibility Requirements: Families or elderly individuals with incomes below 50% of median income.

- c. Location: Harrisonburg City and Rockingham Co.

### 3. J. R. "Polly" Lineweaver Apartments

The J. R. "Polly" Lineweaver Apartments is an elderly housing development owned and operated by the Authority. The Lineweaver is a five-story 62 unit Section 8 New Construction Project consisting of 47 efficiencies and 15 one-bedroom apartments. The Authority is allowed a contract rent for each unit from HUD. HUD then pays the Authority the difference between 30% of the monthly-adjusted income of the tenants in the units and the HUD established contract rent for the units. The Authority anticipates \$309,712.40 in Lineweaver revenue in 2003, and expenditures of \$309,656.21.

- a. Funding Sources: HUD.
- b. Eligibility Requirements: 62 years of age or disabled with income below 80% of median.
- c. Location: 265 North Main Street.

### 4. Lineweaver Annex

The Lineweaver Annex is a 60 one-bedroom addition to the J. R. "Polly" Lineweaver Apartments. This addition will be for the elderly and disabled with incomes at or below 60% of the median income. The rent is \$325 per month including all utilities. The tenant is required to pay the full rent amount. The project cost \$2.9 million dollars to develop.

- a. Funding Sources: State of Virginia and Federal low-income Housing Tax Credits.
- b. Eligibility Requirements: 62 years of age or disabled with income below 60% of median.
- c. Location: 265 North Main Street.

### 5. Homeownership Program

The Authority's Local Homeownership Development Loan Program lends construction funds to non-profit organizations to build

affordable homes to sell to moderate-income families. The Authority then participates in the permanent financing of these homes through its Residential Mortgage Loan Program. Participating individuals are selected by the non-profit builder and must have incomes below 80% of median and meet all of the participating lending institutions underwriting criteria. The Authority has committed funds in the amount of \$100,000 for this Program each fiscal year since 1992.

#### **6. Capital Grants**

The Capital Grants Program is a funding program of HUD that provides the Authority up to \$184,000 per year for utilization in making capital improvements to the Authority's Public Housing units. These funds may also be used to provide social improvements. The Authority has utilized these funds to support the Boys and Girls Club since 1992, and has contributed \$350,000 to date and maintain the 40-year old Public Housing Stock.

- a. Funding Sources: HUD.
- b. Eligibility Requirements: Public Housing Social and Physical improvements.
- c. Location: Public Housing Committee.

#### **B. Finance Programs of the Authority**

##### **1. Tax-Exempt Bond Program**

The tax-exempt bond programs of the Authority have been utilized to finance certain local government developments such as the Judicial Complex, Rockingham County Office Building, and the Community Services Board's Office. These developments are financed with revenue bonds issued by the Authority. The Authority's liability is limited.

Additionally, the tax-exempt bond program of the Authority has been utilized to finance approximately \$137,000,000 worth of multi-family housing units in other jurisdictions. These multi-family housing developments are required to set aside a percentage of units for low-to-moderate income tenants. The Authority receives 1/2 of 1% of the original amount financed as an orientation fee and 1/8

of 1% per year as a monitoring fee to assure that the units required are being set aside for low-to-moderate income tenants. The Authority anticipates \$166,387 in fees annually from this program.

- a. Funding Sources: Private Investors.
- b. Eligibility Requirements: 40% set aside units for low-to-moderate income tenants.
- c. Location: City and extra jurisdiction

areas.

## **C. Redevelopment Programs of the Authority**

### **Plan                      1.    Central City Redevelopment and Conservation**

This was a Plan adopted under Title 36 of the Code of Virginia on September 1979 by both the City Council of the City of Harrisonburg and the Redevelopment and Housing Authority. This Plan covers the area of the Central Business District north of Elizabeth Street. The objectives of the Plan are the elimination, through stage clearance and rehabilitation, of all blight and deterioration and blighting factors, the provision of sites for economic development and needed public facilities and the rebuilding of a portion of the Central Business District and Center City Community of good overall design providing low and median income housing and employment opportunities appropriately served by public and private facilities. This Plan will remain in effect until April 30, 2009.

The major developments resulting from the implementation of this Plan have been the J. R. "Polly" Lineweaver Apartments, the Lineweaver Annex, Harrison Plaza, the Rockingham County Office Complex, the New Social Security Office, the Health and Social Services Facility, the Bridgeport Building (BRCC & Adelphia), and the rehabilitation of 54 housing units.

- a.    Funding        Sources:        HUD,        Community Development Block Grant and the City of Harrisonburg.
- b.    Eligibility    Requirements:    Located in designated area.
- c.    Location:    Northern Portion of the CBD.

### **Plan                      2.    Liberty Street Conservation and Redevelopment**

This was a Plan adopted under Title 36 of the Code of Virginia on September 1989 by both the City Council of the City of Harrisonburg and the Redevelopment and Housing Authority. This Plan covers the area of the Central Business District west of Elizabeth Street and north of West Market Street. The objectives of the

Plan are the elimination, through stage clearance and rehabilitation, of all blight and deterioration and blighting factors, the provision of sites for economic development and needed public facilities and the rebuilding of a portion of the Central Business District and Center City Community of good overall design providing low and median income housing and employment opportunities appropriately served by public and private facilities. This Plan will remain in effect until April 30, 2019.

The major new development to emerge from the implementation of this Plan will be the Harrisonburg/Rockingham County Joint Judicial Complex, the Market Place, TV3 Offices and Studio, and the Denton Student Housing Complex.

- a. Funding Sources: City, County, Tax-Exempt Bond Program.
- b. Eligibility Requirements: Located in designated area.
- b. Location: Liberty Street and Market Street Area.

#### **D. Initiatives and Special Projects**

##### **1. Valley Housing Alliance**

The Valley Housing Alliance (VHA), an incorporated collaborative partnership focusing on systematic change that would empower low-income community residents to attain decent, safe, and affordable housing and eliminate substandard housing conditions. The alliance consists of Hope Community Builders, Rebuild Harrisonburg Rockingham Co., Central Valley Habitat for Humanity, and the Harrisonburg Redevelopment and Housing Authority.

##### **2. Lucy F. Simms Community Education Center**

SIMMS Building Renovation Project initiated in **Fall 2003 with proposed construction completion in Spring 2005.** The proposed vision involves renovating the Simms building into a community education center that includes:  
Boys and Girls Club  
OP Shop/ARC  
Classroom space for education services (Adult

Ed, ESL, etc)  
Arts Venue  
Meeting and banquet facilities  
Recognition of Historical significance and a  
memorial to Lucy Simms

**Background:**

- Ø Built in 1939, the Lucy Simms School was named after a beloved African American teacher whose tradition of emphasis on education for African American children it continued.
- Ø In the fall of 2001, the Lucy F. Simms property was transferred from the School board to the City.
- Ø HRHA and the City agreed to partner in the renovation process. HRHA and the City Council held a joint meeting in January 2002 to review a proposed renovation process and schedule of activities.

3. Master Planning of the Authority's Public Housing Units.  
In the summer of 2003, the Board of Commissioners made the strategic decision to implement a "needs assessment and Master Planning Process of its 100 Public Housing Units. Goals of the project include:

**Harrisonburg Redevelopment and Housing Authority's Goals and Objectives of the Master Planning Process**

**January 2004**

**Goal 1: Improve the Safety and Security of the Public housing buildings and surrounding areas.**

- a. Address lighting, traffic, and parking issues
- b. Increase accessibility, electrical capacity, and update units to current life safety standards.
- c. Improve resident's and neighborhood's perceptions of area through decrease crime activity

**Goal 2: Increase the energy efficiency and cost effectiveness in building maintenance and unit turnover activities.**

- a. Identify and implement alternative HVAC options to enhance long-term energy efficiency.
- b. Address plumbing, windows and storage space issues
- c. Extend building and system lifecycles

**Goal 3: Enhance Neighborhood revitalization through use of creative building and landscape design and possible mixed use housing options**

- a. Improve building design and appearance to increase property value
- b. Determine availability to expand housing capacity and use of mixed housing options (Fair market Rent/ LICTC/Section 8)
- c. "Model" housing stock

**Goal 4: Catalyst for Paradigm Shift from Permanent Housing to Transitional housing services.**

- a. Set aside a % of housing stock to be dedicated toward a structured transitional housing program.
- b. Develop a continuum of services and housing options to assist residents in achieving homeownership and greater economic self-sufficiency.

**Guarantees:**

- a. No Displacement of Residents
- b. Commitment toward continuing 100 Public Housing Units and ACC contract
- c. Work completed through a strategic process, which minimizes impact to residents.